

Ahmedabad Recovery Branch

Star House, 5th Floor, Bank of India Building, Bhadra, Ahmedabad, Gujarat 380001

Reference No. ARB/AD/2025-26/436

Date: 24.03.2026

To,

M/s. Sara Guest House (Guarantor & Mortgagor – Partnership Firm)

Partner I : Mrs. Sairabi Abbas Shaikh & Partner II: Mr. Abbas Gaffar Shaikh

Business Address: SF 206, 21/22, Aamin Residency, Shakti Society, Opposite of Alishan Complex, Danilimda, Ahmedabad 380028, Gujarat.

Mrs. Sairabi Abbas Shaikh (Partner – I)

Residential Address: SF 206, 21/22, Aamin Residency, Shakti Society, Opposite of Alishan Complex, Danilimda, Ahmedabad 380028, Gujarat.

Mr. Abbas Gaffar Shaikh (Partner – II)

Residential Address: SF 206, 21/22, Aamin Residency, Shakti Society, Opposite of Alishan Complex, Danilimda, Ahmedabad 380028, Gujarat.

APPENDIX – IV – A

SEE PROVISION TO RULE 8(6) and RULE 9(1)

SALE NOTICE FOR IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor[s] that the below described immovable property mortgaged / charged to the Secured Creditor, the **Physical Possession** of property (as details mention bellow in this notice) has been taken by the **Authorized Officer** of **Bank of India**, Secured Creditor, will be sold on "**As is Where Is**", "**As is What is**", and **Whatever there is**" basis on **28.04.2026** for recovery of dues aggregating Rs. **1,38,41,304.13 (Rupees One Crore Thirty Eight Lakh Forty One Thousand Three Hundred Four and Thirteen paisa)** + Legal expenses with further interest thereon as mentioned in the notice, and incidental expenses, costs, charges incurred / to be incurred till date of payment [less repayment made after date of demand notice dated **13.04.2023** due to the Secured Creditor from **M/s. Sara Guest House** the **Reserve Price** will be **Rs. 73,00,000/-** and the **Earnest Money Deposit** will be **Rs. 7,30,000/-** for Immovable Property.

Immovable Property Details

Property situated in "Shubham Arcade" Block-A of the construction on the Second Floor constructed Hall admeasuring about 290 Sq. Mt. (as per Plan having Shop No. 201 to 210, Super Built Up admeasuring about 5797 Sq. Ft.) and undivided share of admeasuring about 95 Sq. Mt. aggregating area 385 Sq. Mt. situated within Datar Match Factory, Total Land admeasuring about 20812 Sq. Mt. Paiki 10373 Sq. Mt. Paiki 3182 Sq. Mt. situate lying and



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being Non-Agriculture land bearing Revenue Block/ Survey No. 110, in Final Plot No. 27, T. P. Scheme No. 1 of Petlad City Survey Office, situate lying & being at Mouje-Village Petlad, Taluka-Anand, which is bounded as under:

East : Construction of Building C.
West : Open Land.
North : Open Terrace of Northern side land of Building.
South : Open Parking land of Shubham Arcade.

For detail Terms and Conditions of the Sale, please refer to Secured Creditor's website i.e. <https://www.bankofindia.co.in>. This notice is also available in website <https://www.banknet.in>

Date : 24.03.2026
Place : Ahmedabad


Authorized Officer
Bank of India